

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

COWLING  
& PAYNE



Baines Place, Wickford  
£1,300 PCM

**\*\* CPO 9313 ONLINE ENQUIRIES ONLY \*\***COWLING AND PAYNE ARE DELIGHTED TO OFFER THIS RECENTLY CONSTRUCTED & CONTEMPORARY TWO BEDROOM GROUND FLOOR APARTMENT. THE PROPERTY IS ADVANTAGEOUSLY SITUATED WITHIN THE HIGHLY REGARDED 'ST LUKES PARK DEVELOPMENT', SET WITHIN PARK LAND AND THE BENEFIT EASY ACCESS TO NEIGHBORING TOWNS, TRANSPORT LINKS. AVAILABLE ON AN OPTIONAL PART FURNISHED BASIS. AVAILABLE EARLY DECEMBER 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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2-4 Runwell Road, Wickford, Essex, SS11 7AB  
Telephone: 01268 730707 | Fax: 01268 730737  
[info@cowlingandpayne.co.uk](mailto:info@cowlingandpayne.co.uk)  
[www.cowlingandpayne.co.uk](http://www.cowlingandpayne.co.uk)



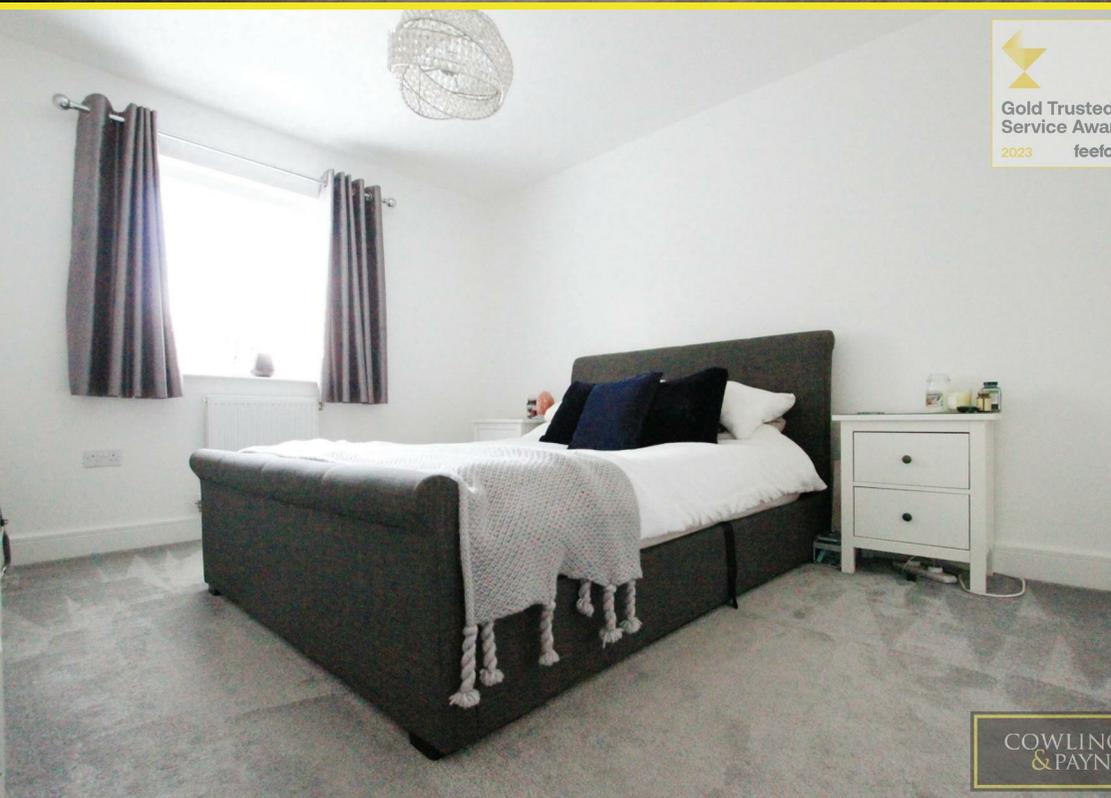
Gold Trusted  
Service Award  
2023 feefo

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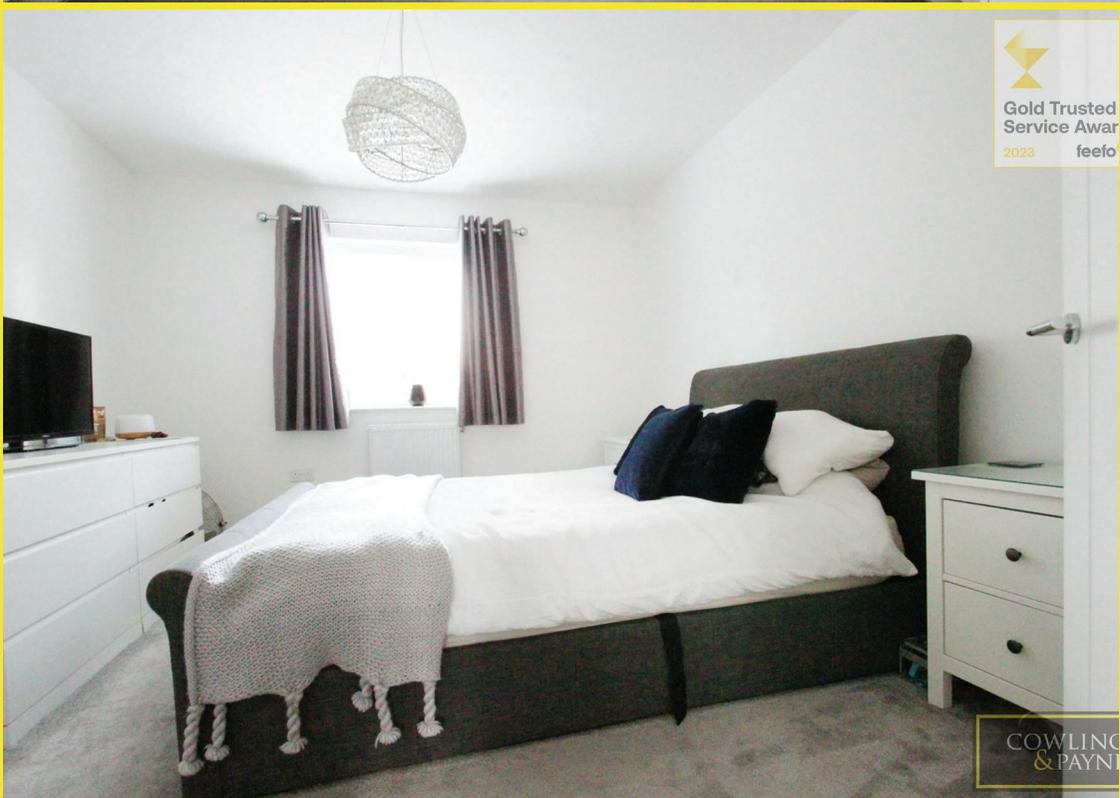
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